



PLANNING NEWS

FREDERICK COUNTY DIVISION OF PLANNING

Frederick County
Government

JANUARY 2006

COMPREHENSIVE PLANNING

WATER & SEWERAGE PLAN AMENDMENTS—WINTER 2005 CYCLE

The following Water and Sewerage Plan amendments have been submitted for the Winter 2005 Cycle. These amendments will be reviewed by the County Planning Commission on January 18, 2006.

WS-05-29 Ana's Place—
Reclassification of 5.1554 acres, located at Yellow Springs Road & Old Seventh Street, Clover Hill, City of Frederick, from W-5 Dev. To W-3 Dev. for five lots.

WS-05-30 Frederick County Public Schools/Oakdale High School—
Reclassification of 48.058 acres, located on the west side of Eaglehead Drive, north of Old National Pike, from W-4 Dev./S-4 Dev. to W-3 Dev./S-3 Dev.

WS-05-31 City of Frederick/Monocacy WTP—located on North Market Street near MD 26. Text amendment to relocate the Zenon treatment facility to that location from Fredericktowne and River Walk Park and increase the treated water output from that site from 3 mgd to 4 mgd.

Contact **Carol Larsen** at 301-694-1135 or clarsen@fredco-md.net for more information.

NEW MARKET REGION PLAN UPDATE

The Board of County Commissioners (BOCC) will continue with its review of the New Market Region Plan on Monday, January 9, 2005 at 9:00 AM. The next workshop is scheduled for Monday, January 23, 2005 at 9:00 AM. Please contact Tim Goodfellow at 301-694-2508

or tgoodfellow@fredco-md.net with any questions.

WALKERSVILLE REGION PLAN UPDATE

The next Planning Commission workshops to discuss the update will be January 18 and February 15, 2006. The Planning Commission's meeting will be beginning at 2:00 pm. For these two workshops staff will be presenting the Draft Plan including the text and the land use plan map for the Commission's occurrence to proceed to a public hearing.

One change in the plan update process involves the comprehensive zoning process that has typically been conducted as part of the plan update. The Board of County Commissioners, at a work session on October 15, voted to revise the region plan update process by separating the comprehensive zoning review from the plan update itself. The comprehensive zoning review will now be a separate process immediately following the adoption of a region plan, which will now focus on the land use plan. The Board also directed staff to implement this for the Walkersville Region Plan Update.

Staff will still be working out how this change will affect the Walkersville Region update and will be establishing procedures for both the plan update and the subsequent comprehensive zoning process.

For more information contact Jim Gugel, Chief Comprehensive Planning, at 301-694-1144 or jgugel@fredco-md.net. Mr. Gugel will be taking over work on the Walkersville Region Plan update for the next several months.

**Planning
Commission
Agenda** 2-3

**Board of Appeals
Results** 4

**Board of Appeals
Agenda** 4



**Frederick County
Division of Planning**

**12 E. Church Street
Winchester Hall
Frederick, Maryland
21701**

301-694-1138

**[www.co.frederick.
md.us/planning](http://www.co.frederick.md.us/planning)**

**PLANNING COMMISSION AGENDA ITEMS
SCHEDULED FOR JANUARY 11, 2006
9:30 A.M.**

AGRICULTURE CLUSTER PLANS

Oland View - Requesting approval for 5 new residential lots totaling 7.15 acres, leaving a 181 acre remainder, located along Oland Road, east of New Design Road. Zoned: Agriculture (A) Brunswick Planning Region. Tax Map 103/ Parcel 45 File #: M-2821; Hansen #: 4221 (Stephen O'Philips)

SITE PLANS

Stanford Industrial Park, Section 3, Lot 25 & 26 - Requesting approval for a 30,200 sq. ft. office and warehouse facility and an 8,000 sq. ft. office and warehouse facility situated on Dartmouth Ct. Zoned: Limited Industrial (LI) Adamstown Planning Region. Tax Map 94 / Parcel 96 File#:SP-89-06 Hansen #: 4173 (Mike Wilkins)

Stanford Industrial Park, Section 3, Lot 27 - Requesting approval for a 67,344 sq. ft. office and warehouse facility situated on Winchester Blvd. Zoned: Limited Industrial (LI) Adamstown Planning Region. Tax Map 94 / Parcel 96 File#:SP-89-06 Hansen #: 4181 (Mike Wilkins)

Spring Ridge Fire Station - Requesting approval for a 10,767 sq. ft. one-story fire station (#33) and a future 3,100 sq. ft. community building on 1.94 acres, located on the south side of Spring Ridge Parkway behind the existing Exxon Gas Station. Zoned: Planned Unit Development (PUD) New Market Planning Region. Tax Map 78/Parcel 712 File#: SP-89-13 Hansen#: 4155 (Justin Horman)

Linton Farm; Phase III - Requesting a modification to the height requirement in the Town home section of Section I on 5.3 acres, located on the northwest of intersection of Elmer Derr Road and Ballenger Creek Pike. Zoned: Planned Unit Development (PUD)

Adamstown Planning Region. Tax Map 85/ Parcel 44 File #: SP-05-08 Hansen #: 4207 (Justin Horman)

**PLANNING COMMISSION AGENDA ITEMS
SCHEDULED FOR JANUARY 18, 2006
2:00 P.M.**

**COUNTYWIDE COMPREHENSIVE PLAN
TEXT AMENDMENT**

Incorporation of Heart of the Civil War Heritage Area Management Plan Public Hearing Requesting recommendation to the Board of County Commissioners for a text amendment incorporating the Management Plan, required for Certification of the Heart of the Civil War Heritage Area under the Maryland Heritage Areas Program. (Janet Davis)

**WATER & SEWERAGE PLAN
AMENDMENTS—WINTER 2005 CYCLE
(Carole Larsen)**

WS-05-29 -- Ana's Place—Reclassification of 5.1554 acres, located at Yellow Springs Road & Old Seventh Street, Clover Hill, City of Frederick, from W-5Dev. to W-3Dev.

WS-05-30 -- Frederick County Public Schools/ Oakdale HS—Reclassification of 48.058 Acres, located west side of Eaglehead Drive, north of Old National Pike, From W-4Dev./S-4Dev. to W-3Dev./S-3Dev.

WS-05-31 -- City of Frederick/Monocacy WTP, located on North Market Street near MD 26. Text amendment to relocate the Zenon treatment facility from Fredericktowne and River Walk Park. to that location and expand the treated water from that location to 4 MGD.



(Continued from page 2)

ANNEXATION

Zeltman Property -- Town of Mt. Airy -- Annexation of 163 acres located on the southwest side of Old Bohn Road, currently designated "Agriculture" on the County's Comprehensive Plan, to be rezoned R-2 Residential upon incorporation into the town. (Tim Goodfellow)

WALKERSVILLE REGION PLAN UPDATE

Continuation of workshops for the Region Plan update. (Jim Gugel)

**PLANNING COMMISSION AGENDA ITEMS
SCHEDULED FOR JANUARY 18, 2006
7:00 P.M.**

ZONING TEXT AMENDMENT (ZT-05-08) - Public Hearing

To consider an ordinance to amend and revise certain provision of the APFO to allow for recuperation by a developer for developer funded road improvements. The proposed amendment was submitted by motion of the FcPc and is intended to provide a mechanism for a developer to be reimbursed for their proportionate share of the costs of developer-funded road improvements from the owners/developers of subsequent development or existing developments being expanded or intensified. (Eric Soter/Gary Hessong/Kathy Mitchell)

ZONING TEXT AMENDMENTS – (ZT-05-09) – Public Hearing

Tyler Companies, Inc. – Requesting an amendment to the Zoning Ordinance to allow for a Transit Oriented Development District

(TOD) floating zone to be established for the purpose of providing for the development and/or redevelopment of land located within seventy-five feet of a MARC Train Station. (Larry Smith/Eric Soter)

ADEQUATE PUBLIC FACILITIES TEXT AMENDMENT – (ZT-05-05) – Public Hearing

Weinberg & Miller, LLC. & Miles and Stockbridge, P. C. Requesting an amendment to the Adequate Public Facilities Ordinance to allow for Cluster Development's to be exempt from the school adequacy requirements. Case AT-05-05 (Eric Soter)

**PLANNING COMMISSION AGENDA ITEMS
SCHEDULED FOR JANUARY 25, 2006
7:00 P.M.**

MONROVIA TOWN CENTER PUD -- R-05- 06 – Public Hearing

75-80 Properties, L.L.C., et al, -- requesting 408.91 acres of land be re-zoned from Agriculture (A), R-1 (Low Density Residential), and R-3 (Low Density Residential) to Planned Unit Development (PUD). Located on the east and west sides of MD 75 (Green Valley Road), north of intersection with MD 80 (Fingerboard Road) in the Urbana Planning Region. Project proposed is an active adult, age-restricted community with 1,636 dwelling units, 30,000 square feet of commercial and service uses, as well as civic uses and development amenities. (Denis Superczynski)

ZONING**BOA RESULTS - DECEMBER 22, 2005, 7:00 PM**

THE NEXT MEETING OF THE BOARD OF APPEALS OF FREDERICK COUNTY WILL BE HELD ON THURSDAY, JANUARY 26, 2006 IN THE FIRST FLOOR HEARING ROOM, WINCHESTER HALL, FREDERICK, MARYLAND.

- ? **B-04-47 SUGARLOAF PROPERTIES/HOLSTON BROS.** — Remanded by the Court. Board granted the request for special exception to establish a landscaping/nursery facility (commercial greenhouse/nursery). Discussion by attorneys representing the parties regarding further proceedings before the Board on remand. Contact Michael Chomel or Rick Brace for further information. Located on the north side of Manor Woods Rd. ½ mile north of its intersection with MD Rt. 85 (Tax Map 95 Parcel 81) Zoned Agricultural— **MEMOS SUBMITTED AND NOTED; A DETAILED STATEMENT WILL BE ISSUED AT THE FEB. 23, 2006 MEETING AND SIGNED AT THE MARCH 23, 2006 MEETING**
- ? **B-05-39 PRICE AND LAURA KALER C/O SCOTT MILLER, ESQ.** — Requesting reconsideration of denial of appeal of administrative error in the Zoning Administrator's decision letter dated August 4, 2005 regarding a proposed additional use [ice cream parlor] on a property, located on the southwest corner of the intersection of Jefferson Pike (MD Rt. 180) and Lander Road (Tax Map 84, Parcel 65) Zoned VC Village Center — **RECONSIDERATION TO BE HEARD JAN. 26, 2006**
- ? **B-05-46 ANTHONY AND BRENDA RUOPOLI** — Requesting a 50 ft. variance from the 75 ft. req. front setback for an addition, located on the north side of Hornets Nest Rd. 3,500 ft. +/- east of Friends Creek Rd. (Tax Map 3, Parcel 130) Zoned Resource Conservation — **APPROVED W/CONDITIONS**
- ? **B-05-47 TOMMY AND PATRICIA WORSLEY** — Requesting a special exception to establish both an auto repair facility and a private school, located on the south side of US Rt. 40, 1,200 ft. east of Pleasant Walk Rd. (Tax Map 37, Parcel 225. Lot 2) Zoned Agricultural— **CONTINUED TO FEBRUARY 23, 2006**
- ? **B-05-48 PATRICK AND LETICIA MORAN** — Requesting special exception to establish an accessory apartment, located between Flint Hill Rd. and Monocacy Bottom Rd. approx. 2,800 ft. due west of the intersection of Flint Hill and Park Mills Roads (Tax Map 104, Parcel 117, Addition "A") Zoned Agricultural — **CONTINUED TO JANUARY 26, 2006**
- ? **B-05-49 DAN AND STEPHANIE FLUKE** — Requesting a 10 ft. variance from the 25 ft. req. rear yard in order to build a covered deck, located on the south side of Woodrise Rd., approx. 300 ft. west of Woodridge Rd. in

Woodridge, Lake Linganore (Tax Map 68, Parcel 149, Lot 159) Zoned Planned Unit Development PUD—**DENIED**

- ? **B-05-50 RICHARD AND BRENDA WATSON** — Requesting a special exception to establish an accessory apartment, located on the east side of Rock Creek Drive, 1,200 ft.+/- north of US Rt. 40 (Tax Map 66, Parcel 282) Zoned R-1 Residential—**GRANTED W/CONDITIONS**

BOA AGENDA - JANUARY 26, 2006, 7:00 PM

CASES NOT HEARD ON THURSDAY, JANUARY 26, 2006 WILL BE CONTINUED TO THE FOLLOWING DATE AND TIME AS MAY BE DETERMINED BY THE BOARD.

- ? **B-05-39 PRICE AND LAURA KALER C/O SCOTT MILLER, ESQ.** — Requesting reconsideration of denial of appeal of administrative error in the Zoning Administrator's decision letter dated August 4, 2005 regarding a proposed additional use [ice cream parlor] on a property, located on the southwest corner of the intersection of Jefferson Pike (MD Rt. 180) and Lander Road (Tax Map 84, Parcel 65) Zoned VC Village Center
- ? **B-04-16 DAVID GRIFFIN** — Requesting a 22 ft. variance from the 40 ft. required front yard and a 40 ft. variance from the 50 ft. stream setback to construct an accessory building in a in a floodplain., Continued from Oct. 2005meeting, located on the west side of Hansonville Rd., 900 ft. north of southern intersection with US Rt. 15 (Tax Map 48, Parcel 76) Zoned Agriculture
- ? **B-05-41 KIMBERLY ANNE MCMILLAN-STAKES** — Requesting a special exception to establish a kennel (animal rescue) for cats, located on the east side of Putman Rd., approximately 1,400 ft. north of Fish Hatchery Rd.(Tax Map 40, Parcel 257) Zoned Agricultural
- ? **B-05-48 PATRICK AND LETICIA MORAN** — Requesting special exception to establish an accessory apartment, located between Flint Hill Rd. and Monocacy Bottom Rd. approx. 2,800 ft. due west of the intersection of Flint Hill and Park Mills Roads (Tax Map 104, Parcel 117, Addition "A") Zoned Agricultural
- ? **B-06-01 ST. JOHN'S LITERARY INSTITUTE AT PROSPECT HALL c/o Michael Smariga, Vice Chair, Board of Directors—Contract Purchasers** — Requesting a special exception approval of a private school for up to 500 students (Catholic High School grades 9-12] on 42.87 acres +/- just north of the Post office in Buckeystown, located on the Thomas Farm on the east side of MD Rt. 85, 1,800 ft. +/- south of Lime Kiln Rd. (Tax Map 95, Parcel 151)

Contact **Rick Brace** (301-696-2945) rbrace@fredco-md.net or **Craig Terry** (301-694-1351) cterry@fredco-md.net for more information.